

Chairperson Michael Beckendorf  
Vice-Chairperson Leo Gonzalez



Commissioners  
Pete Bienski  
Bobby Gutierrez  
Nancy Hardeman  
Scott Hickle  
G.H. Jones  
Kevin Krolczyk  
Prentiss Madison

## **MINUTES**

**BRYAN PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
THURSDAY, DECEMBER 19, 2013 – 9:00 A.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

**Disclaimer:**     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Chairperson Beckendorf called the meeting to order at 9:02 am.

Commission Members Present: Mr. Michael Beckendorf, Mr. Pete Bienski, Mr. Leo Gonzalez, Mr. Bobby Gutierrez, Ms. Nancy Hardeman, Mr. Scott Hickle, Mr. G.H. Jones, Mr. Kevin Krolczyk, and Mr. Prentiss Madison.

Commissioner Members Absent: none

Staff Members Present: Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; Ms. Janis Hampton, City Attorney, and Ms. Annette Denton, Planning Intern.

### **2. HEAR CITIZENS.**

No one came forward.

### **3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

4. **CONSENT AGENDA** – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

- a. **Approval of minutes from the workshop and regular meetings on December 5, 2013.**

Commissioner Jones moved to approve the Consent Agenda. Commissioner Gutierrez seconded the motion and the motion passed unanimously.

5. **REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

- a. **Replat RP13-26: Highland Hills – Phase 2**

*Proposed Replat of Lot 1 in Block 1 of Highland Hills Subdivision – Phase 2, being 19.16 acres of land out of the John Austin Survey, A-2, located between F.M. 158 (Boonville Road) and Hillpoint Drive in Bryan, Brazos County, Texas. (M. Dalton)*

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

In response to a question, Ms. Dalton responded that she had not received feedback on the replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to approve Replat case no. RP 13-26, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gonzalez seconded the motion and the motion passed unanimously.

6. **REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

- a. **Rezoning RZ13-18: Greenbrier Subdivision**

*A request to change the zoning classification from a combination of Agricultural-Open District (A-O) and Planned Development – Mixed Use District (PD-M) to a Planned Development – Housing District (PD-H) on approximately 173 acres of land out of John Austin League, Abstract No. 2 adjoining both sides of Thornberry Drive generally northwest of its intersection with F.M. 1179 in Bryan, Brazos County, Texas. (R. Haynes)*

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed rezoning.

In response to a question, Mr. Haynes responded that he had not received feedback on the rezoning.

The public hearing was opened.

Mr. Steve Arden, the applicant, stated that the intention of this request was not to change the nature of the neighborhood, but to reconfigure the design in order to more efficiently use the land.

In response to a question, Mr. Arden stated that he was acquiring the land referred to as phase 16.

In response to a question, Mr. Arden stated that he had been developing land in the area for over 30 years.

In response to a question asking the number of units, home value, and sidewalk requirements for each phase of the 16 phases, Mr. Arden stated that the development had about 400 total lots, with 1/3 being the minimum 2000 square feet, 1/3 being between 2250 and 2500 square feet, and 1/3 being over 2500 square feet. He stated that the development already has sidewalks on one side of the street with connectivity to the grade school and parks within its current Planned Development standards and will continue to have the same standards in the proposed rezoning.

Chairperson Beckendorf asked Mr. Arden if he would come to a future Planning and Zoning commission workshop to share his experiences as a developer.

Mr. Jeff Robertson, of McClure and Browne Engineering, came forward to make himself available for questions.

The public hearing was closed.

**Commissioner Jones moved to recommend approval of Rezoning case no. RZ 13-18 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion. The motion passed unanimously.**

## **7. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 9:17 am.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **16<sup>th</sup>** day of **January, 2014**.

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\_\_\_\_\_, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Administrator and Secretary to the  
Planning and Zoning Commission